

May 3, 1973

SENATOR DE CAMP: Okay. Now it says, not one structure but apparently plural structures, so theoretically would it be possible for the Governor, oh, let's say in Omaha to buy up well, let's say the Rettick Tower at \$350,000, \$400,000, the athletic club at about \$375,000, First National Bank at about \$600,000? Would it be possible for him to pick up three or four buildings and maybe use one floor and lease the rest out?

SENATOR CAVANAUGH: Theoretically I suppose that would be possible, Senator DeCamp, but certainly it isn't the intent here and the broadness of the language of the resolution is intended to cover not the acquisition of more than one building in the City of Omaha, but the consolidation if the Governor--I think, what we're trying to do here is establish a legislative policy that we would like to provide the most economical and expeditious disposition of state services to the people and this means in different areas of the State of Nebraska we could also consolidate state services as that need arose.

SENATOR DE CAMP: Right. Right, I understand that, but I'm just trying to pursue some of the possibilities in light of some other things that I've heard about. Now isn't it true that Omaha at the present time is really working hard on developing some kind of an urban renewal project downtown? For instance, at about 15th and Farnam, isn't it true that they plan a full block new shopping center, six, eight, ten stories tall or even more that would be a shopping center plaza?

SENATOR CAVANAUGH: I'm not familiar with that at all.

SENATOR DE CAMP: Isn't it true, or is it true I guess that buildings in downtown Omaha are about like cats on a farm right now, you can't even give them away?

SENATOR CAVANAUGH: That's, the market for buildings in downtown Omaha is I think extremely depressed which to me the timing of this resolution and the intent of what we're trying to accomplish here by consolidation of state services to the people of the City of Omaha is an extremely opportune time to do that because of the depressed market of property in downtown Omaha.

SENATOR DE CAMP: Well, you did mention that the resolution was extremely broad and I've also noted that so let me ask a final question. Let us assume that if the Governor had this tremendous power apparently under this resolution and if for one reason or another enough pressure could be exerted, could this resolution and the power granted under it not be, could it not be a way to achieve a very big start on urban renewal in downtown Omaha without any further ado or anything else? In other words, 4, 5, or even a dozen buildings could be bought up even if on contract, 10% down or something like that, to start moving private business back into downtown Omaha to the state leasing them? Is this not possible?

SENATOR CAVANAUGH: Senator DeCamp, this resolution has absolutely nothing to do with urban renewal, the acquiring of the entire downtown by the State of Nebraska. This resolution is directed at initiatives that have already been initiated by the Exon administration to consolidate state services, it's a policy that I felt is a desirable one to consolidate these services. Certainly the Governor nor this Legislature is interested in urban renewal in downtown Omaha. We're interested in the single project of consolidating the delivery of state services to the people of Omaha.

SENATOR DE CAMP: Okay, in view of the fact of what you've just said then that it's interest is very limited and that it